

# Overview

## *Development Services*

Planning, Building and Licencing, Development Engineering, Economic Development

Key functions within the Division include:

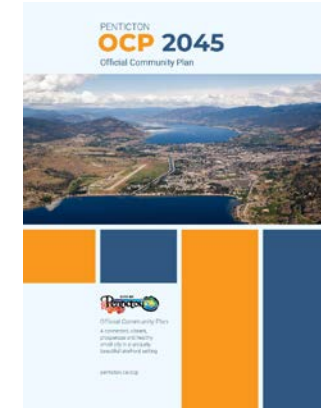
- Regulation of land use and development (zoning, subdivision, DPs)
- Long-range planning (e.g., Official Community Plan)
- Overseeing infrastructure built as part of new development
- Reviewing and issuing building permits and business licences
- Ensuring new construction is in compliance with safety and land use regulations
- Leading economic and social development initiatives and partnerships
- Ensuring the City of Penticton takes a leadership role in Climate Action Charter and sustainability initiatives



# 2019 Achievements

- ✓ Completed first comprehensive update of the Official Community Plan since 2002
- ✓ Updated the Subdivision and Development Bylaw
- ✓ Completed review of the Dartmouth Subdivision
- ✓ Implemented the BC Energy Step Code and new BC Building Code.
- ✓ Improved Business Licensing processing (review time down 25%) while increasing overall licensing revenues.
- ✓ Completed rebranding of City's Home Owner Permit Awareness program and Short- and Long-term Rental Programs
- ✓ Convened new Development & Economic Prosperity taskforce
- ✓ Supported development of existing businesses and attraction of new business through forums, partnerships online platforms, and targeted initiatives (e.g., workforce housing, airport survey)

## *Development Services*



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# Challenges & Opportunities

## *Development Services*

- **IMPLEMENTATION OF THE NEW OFFICIAL COMMUNITY PLAN** – guidance for investment, transparency and strong rationale for decision making.
- **CONTINUED GROWTH** – Growth – both infill and in new neighbourhoods – is likely to continue. Current high levels of service will continue through the retention and training of staff, process improvement, and strategic use of consultants and relief workers.
- **DEVELOPMENT POLICY AND BYLAW GAPS** – Substantive updates to bylaws and policies are required.
- **COMPLEX SOCIAL ISSUES** – Growing demand for City leadership on social issues. Social Development Specialist is proposed to lead initiatives, develop long-term strategies and coordinate with multiple agencies
- **CITY LICENSING OVERHAUL** – enhance the customer service experience, support business owners, increase understanding about construction and zoning requirements and expand Short Term Rental program.



# Innovations & Cost Savings

- Implementing the refined growth plan in the new OCP
- Establishing new Development Cost Charge rates to reflect current-day costs
- Ensuring all costs associated with developments are borne by those developments
- Refining life cycle cost of new infrastructure to minimize City's long-term costs
- Creating efficiencies in Business License applications
- Expanding permit and license payment options
- Ongoing technical training for Building and Licensing staff
- Launch of homeowner Permit Awareness Program
- Increased education and enforcement around Short Term Rentals



## *Development Services*



# 2020 Initiatives

## *Development Services*

- Social Development Specialist position to provide leadership on challenging social issues and fostering collaboration on key areas
- Range of initiatives to retain and attract business and labour
- Zoning Bylaw and Development Procedures Bylaw updates
- Business License Program modernization
- Corporate and Community Climate Action Plan updates
- Development infrastructure financing and master plans in preparation for DCC Bylaw update
- Ongoing internal process improvements



# Staffing

## *Development Services*

<u>2019</u>	<u>2020</u>
22.5	23.5



# 2020 Budget

## *Development Services*

	2019 Budget	2019 Forecast	2020 Budget	Variance
Revenue	(61,000)	(50,500)	(61,500)	21.8%
Expense	611,470	562,181	627,344	11.6%
Net Cost Allocations	<u>155,530</u>	<u>76,530</u>	<u>75,500</u>	
<b>Net Expense/(Revenue)</b>	<b>706,000</b>	<b>588,211</b>	<b>641,344</b>	

Note: Variance column represents change between 2019 Forecast and 2020 Budget



# 2020 Budget

## *Building & Licensing*

	2019 Budget	2019 Forecast	2020 Budget	Variance
Revenue	(1,738,500)	(2,280,550)	(1,672,500)	-26.7%
Expense	1,101,796	1,122,953	1,131,716	0.8%
Net Cost Allocations	<u>122,000</u>	<u>122,000</u>	<u>122,000</u>	
<b>Net Expense/(Revenue)</b>	<b>(514,704)</b>	<b>(1,035,597)</b>	<b>(418,784)</b>	

Note: Variance column represents change between 2019 Forecast and 2020 Budget





# 2020 Budget

# *Planning & Land Use*

	2019 Budget	2019 Forecast	2020 Budget	Variance
Revenue	(326,000)	(353,760)	(333,000)	-5.9%
Expense	<u>961,324</u>	<u>757,980</u>	<u>821,100</u>	<u>8.3%</u>
<b>Net Expense/(Revenue)</b>	<b>635,324</b>	<b>404,220</b>	<b>488,100</b>	

Note: Variance column represents change between 2019 Forecast and 2020 Budget



# 2020 Budget

# *Economic Development*

	2019 Budget	2019 Forecast	2020 Budget	Variance
Economic Dev Expense	386,000	347,713	402,200	15.7%
Net Cost Allocations	<u>5,000</u>	=	<u>5,000</u>	
<b>Net Expense/(Revenue)</b>	<b>\$391,000</b>	<b>\$347,713</b>	<b>\$407,200</b>	

Note: Variance column represents change between 2019 Forecast and 2020 Budget



# Notice of Motion 446/2019 – Social Development Manager

- Create a Social Development Specialist position to address social issues the City is facing.
  - \$106,000 is contained in the proposed 2020 budget for the creation of this position.



# Proposed Increase

## *Development Services*

### Development Services

Budget Request	Benefit	Operating Budget Request
<b>Social Development Specialist</b>	This public-facing staff member would help deal with social issues, serve as a City leader on social challenge issues and a liaison to the non-profit community, while highlighting opportunities to realize grants and funding opportunities that our community is currently missing out on.	\$106,000

### Planning & Land Use

Budget Request	Benefit	Operating Budget Request
<b>Climate Action Plan Updates</b>	Align with City's Climate Action program	\$75,000 (to be partially covered by grant assistance)



# Proposed Increase

## *Development Services*

### Building & Licensing

Budget Request	Benefit	Operating Budget Request
<b>Modernize Business License Program</b>	<p>Modernize bylaws to ensure compliance with provincial legislation and current business trends and reduce liability exposure.</p> <p>Establish performance tools to help departments establish and assess goals for public safety, customer service, budgeting, professional development and other related functions.</p>	\$48,000



# Questions



**THAT Council approve in principle the Development Services business plan initiatives and proposed budget, subject to final review.**

